

### **APPENDIX III**

#### **PRIOR R-4 SINGLE FAMILY RESIDENCE DISTRICT**

##### **E. R4 SINGLE-FAMILY RESIDENCE DISTRICT (Amended by A-25-3-69)**

###### **1. Permitted Uses**

As in the R1 District

###### **2. Conditional Permitted Uses**

a. **As in the R1 District**, except a planned development shall be regulated as follows:

###### **b. Planned Developments**

###### **(1) Land Area**

An area of not less than 100 acres, except one-half of the right-of-way of streets adjoining the tract may be included in the required land area.

###### **(2) Permitted Uses**

(a) Single-family detached dwellings.

(b) Single-family semi-detached and attached dwellings, and multiple-family dwellings when located in unified areas containing not less than four acres.

(c) Other permitted and conditional permitted uses allowed in this district.

###### **(3) Gross Density**

When at least ten percent of the total area of the Planned Development is devoted to open space:

Not more than 3.0 dwelling units per acre; however, at least 51% of the total number of dwelling units shall be single-family detached dwellings, and not more than 16.5% of the total number dwelling units may be multiple-family dwelling units and, not more than 32.5% of the total number of dwelling units may be single-family semi-detached and single-family attached dwelling units.

(4) **Bulk Regulations**

- (a) **Lot Width and Lot Area** shall be as approved by the Board of Trustees after receiving the recommendations of the Plan Commission, provided:

- (i) that not less than 20 percent of the lots used for single-family detached dwellings shall have a minimum lot area of 16,000 square feet and the remaining lots used for single-family detached dwellings shall have a minimum lot area of 12,000 square feet.
- (ii) that for other permitted and conditional permitted uses allowed in this district, the lot areas and lot widths shall be as required in the R1 District.

(b) **Floor Area Ratio**

- (i) Single-family detached dwellings -- as regulated in "E5" of this district unless otherwise approved by the Board of Trustees after receiving the recommendation of the Plan Commission. (Amended A-25-6-84)
- (ii) Single-family, semi-detached and attached dwellings, and multiple-family dwellings -- not to exceed 0.6; provided, however, that the proportionate share of any space owned in common by lot owners shall be computed in the area of each lot for determining the floor area ratio for single-family semi-detached and attached dwellings, said share of common space so included to the ratio of the area of each lot to the area of the common space.
- (iii) Other permitted or conditional permitted uses -- as herein regulated in "D-5" of this District.

(c) **Yards**

Yards, as regulated in "E8" of this district, shall be required at the exterior boundaries of the planned development. Yards at other locations shall be as approved by the Board of Trustees after receiving the recommendation of the Plan Commission, but if such yards are not provided for by specific approval of the Board of Trustees they shall be as provided for in "E8" of this district. (Amended A-25-6-84)

(d) **Space Between Structures**

As in the R3 District.

(e) **Building Height**

- (i) Single-family detached dwellings, single-family semi-detached and attached dwellings -- not more than two and one-half stories or 30 feet, whichever is lower.
- (ii) Multiple-family dwellings -- not more than three stories or 40 feet, whichever is lower.
- (iii) Non-residential uses -- not more than 45 feet.

(5) **Dwelling Unit Floor Area**

The minimum floor area in square feet of single-family semi-detached, single-family attached and multiple-family dwelling units, excluding garages, balconies, basements, utility rooms, and area common to the operation and maintenance of the entire building shall be 900 square feet, except dwelling units containing more than one bedroom, shall be as follows:

- (a) two-bedroom dwelling units -- 1200 square feet
- (b) three-bedroom dwelling units -- 1600 square feet
- (c) units with over three bedrooms -- 200 additional square feet for each bedroom.

(6) **Off-Street Parking and Off-Street Loading**

In accordance with regulations herein set forth in Section IX, except in areas designated for single-family semi-detached, and attached dwellings and multiple-family dwellings, two covered spaces shall be provided for single-family semi-detached and attached dwellings and required underground parking of one and one-half per dwelling unit. Off street parking of one half space per dwelling unit shall be provided for guest parking.

3. **Lot Area**

a. **Single-family detached dwellings** -- not less than 20,000 square feet, except as herein otherwise regulated for planned developments in this district. Also, when recommended by the Plan Commission and approved by the Board of Trustees, lots of a lesser size will be permitted if the total number of lots does not exceed the number which would be possible if all lots were not less than 20,000 square feet in area and, further, if the reduction in size is not more than 25%. (Amended by A-25-1-80)

b. **Non-residential uses** -- as herein set forth for specific uses.

4. **Lot Width**

a. **Single-family detached dwellings** -- not less than 100 feet, except as herein otherwise regulated for planned development in this district.

b. **Non-residential uses** -- as herein set forth in R1.

5. **Floor Area Ratio**

a. Single-family detached dwellings -- not to exceed .2.

(Amended A-25-6-84)

b. Non-residential uses -- not to exceed 0.2.

6. **Building Height**

a. **Single-family dwellings** -- not more than two and one-half stories or 30 feet, whichever is lower.

7. **Ground Floor Area Per Dwelling**

a. **One story dwellings without cellar** -- not less than 1,500 square feet.

b. **One story dwellings with cellar** -- not less than 1,200 square feet.

c. **Dwellings having more than one story:**

(1) not less than 950 square feet for a one and one-half story dwelling and

(2) not less than 750 square feet for two story or two and one-half story dwellings.

8. **Except as may be herein otherwise required, yards shall be in accordance with the following regulations:**

- a. **Front Yard** -- not less than 30 feet in depth.
  - b. **Side Yards** -- two side yards having a combined width of not less than 20 feet with neither side yard less than ten feet in width, except on corner lots, the side yard adjoining a street shall be not less than 40 feet in width and the interior side yard not less than ten feet in width.
  - c. **Rear Yard** -- not less than 50 feet in depth.
  - d. **Yards, General** -- non-residential uses -- for buildings more than 30 feet in height, each front, side, and rear yard as required above shall be increased in width or depth by two feet for each additional one foot of building height over 30 feet.
9. **Off-Street Parking and Off-Street Loading**

In accordance with applicable regulations set forth herein Section IX.